

**City of Greensboro Planning Department
Zoning Staff Report
July 10, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: A (TO BE CONTINUED)

Location: 1 & 6 Marithe Court (South side of Koger Boulevard, east and west of Marithe Court and east of the terminus of Girbaud Court)

Applicant: Arbor Run Venture

Owner: Arbor Run Venture

From: CD-CP

To: CD-RM-18

Conditions:

- 1) Uses: All uses permitted under the "Residential Uses" and "Accessory Uses and Structures" categories under the RM-18 zoning district.
- 2) All residential buildings shall be constructed of substantially brick building materials.
- 3) Along the southern property line adjacent to the existing single family zoning recorded in Plat Book 79, Page 136 in the Guilford County Registry, a 30' wide landscape buffer to be planted at a rate that is equal to at least twice the required "Type C Yard" planting rate as specified in the City of Greensboro Unified Development Ordinance Table 30-5-4-2. The planting rate to be a minimum of 4 canopy trees, 3 understory trees, and 17 shrubs per 100 lineal feet of common property line according to each respective plant definition delineated in the City of Greenboro Unified Development Ordinance Section 30-5-4-9.

SITE INFORMATION	
Maximum Developable Units	368
Net Density	17.8 dwelling units per acre
Existing Land Use	Undeveloped
Acreage	20.63
Physical Characteristics	<i>Topography:</i> Rolling <i>Vegetation:</i> Partially wooded <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Commercial
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Alamance Office Bldg. / The Wingate Office Bldg.	CD-CP
<i>South</i>	Cardinal Health Office Bldg. / Beechcroft Subdivision	CD-CP / RS-12
<i>East</i>	Undeveloped	CP
<i>West</i>	Biltmore Office Bldg.	CD-CP

ZONING HISTORY		
Case #	Year	Request Summary
2166	1988	<p>This property has been zoned conditional Corporate Park since July 1, 1992.</p> <p>This property was rezoned and originally zoned to Conditional Use – Industrial O by City Council, effective upon annexation on March 31, 1988. At the time of city-wide remapping to implement the UDO, it was classified CU-CP.</p>

DIFFERENCES BETWEEN CD-CP (EXISTING) AND CD-RM-18 (PROPOSED) ZONING DISTRICTS
<p>CD-CP: Primarily intended to accommodate office, warehouse, research and development, and assembly uses on large sites in a planned, campus-like setting compatible with adjacent residential uses. The district may also contain retail and service uses which customarily locate within planned employment centers.</p>
<p>CD-RM-18: Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less. See Conditions for use limitations and other restrictions.</p>

TRANSPORTATION	
Street Classification	Koger Boulevard – Sub-Collector, Marithe Court – Local Street, Girbaud Court – Local Street, Stanley Road – Minor Thoroughfare.
Site Access	Accesses proposed via Marithe Court and Girbaud Court. All access points shall meet City of Greensboro Driveway Standards per Ordinance.
Traffic Counts	Stanley Road ADT = 13,150.
Trip Generation	24 Hour = 2,314, AM Peak Hour = 180, PM Peak Hour = 216.
Sidewalks	Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets.
Transit	Yes.
Traffic Impact Study	Yes required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to South Buffalo
Floodplains	N/A
Streams	A pond resides along the northwest property line of the northwest parcel. A 50' buffer is required for the pond. Buffer is to be measured from top of bank, top of steep slope or edge of contiguous wetlands (whichever produces a greater buffer). The restrictions within the buffer are as follows: first 15' must remain undisturbed and next 35' built upon area limit of 50% no occupied structures are allowed
Other	Without a previously approved site development plan (proving otherwise) the stream buffer restrictions are applicable to the water body.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100' (Koger Blvd.) Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>South</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100' (Girbaud Ct., Marithe Ct.) Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100' Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
<i>East</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100' (Marithe Ct.) Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>West</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

POLICY 7C: Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

POLICY 7C.1: Ensure that adequate land is zoned and has infrastructure available for the various stages of business development.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by “strip” commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New “strip” commercial development is discouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: The West Wendover Avenue/Guilford College Road Corridor Plan (June 1, 1995) designated this immediate area as “Restricted Industrial”.

Other Plans: N/A

STAFF COMMENTS

Planning: This property is in an area designated as Mixed Use Commercial on the Generalized Future Land Use Map of Connections 2025. The immediate area is characterized by large office buildings to the north, south, and west with single family lots in the Beechcroft Subdivision south of and adjacent to the eastern portion of the requested rezoning.

Whispering Woods Subdivision (CD-RS-7) is southwest of the western portion of the request. Rachel’s Keep Townhouses (CD-RM-12) are located due west of the western tract and big box stores and other commercial services are located to the north and northwest.

This request is supported by the Housing and Neighborhoods goal but it can also be considered in conflict with Economic Development goal and Policy 7C which calls for an adequate supply of land to accommodate economic development. Staff continues to be concerned about the conversion of potential industrial sites to residential uses.

GDOT: No additional comments.

Water Resources: An appropriately sized drainage easement is required on all channels carrying public runoff (size dependent on amount of flow carried in channel).

STAFF RECOMMENDATION

The applicant has indicated an intention to ask for a continuance of up to 60 days as a title issue has occurred which may preclude multifamily development of the subject property. A Declaration of Restrictive Covenants restricts the property to use for office/warehouse facilities. If and when this rezoning application is able to proceed, staff will further consider the merits of the case and provide an appropriate recommendation.

ADDITIONAL INFORMATION

Koger Boulevard Apartments -Traffic Impact Analysis

Prepared for MPR Properties

March 7, 2006

Executive Summary

MPR Properties proposes to develop a residential development off Koger Boulevard in Greensboro, NC (see figure 1). The site plan proposes to an apartment complex with 360 units. The project proposes two access points; one located on Marthie Court which will serve as the main entrance, and one off Koger Boulevard.

The City of Greensboro has requested a traffic analysis to determine the effect of this proposed project. Transportation engineering consultant firm *John Davenport Engineering Inc.* was contracted to provide the traffic study for this proposed development. The following intersections were included in the study:

- Wendover Avenue at Stanley Road (existing signalized)
- Stanley Road at Koger Boulevard/Landmark Road (existing signalized)
- Koger Boulevard at Marthie Court (existing unsignalized)
- Koger Boulevard at Proposed Site Access (proposed entrance)
- Stanley Road at Hilltop Road (existing signalized)
- Stanley Road at Cardinal Health Court (existing unsignalized)

These intersections were analyzed for the following scenarios:

- 2006 Existing Conditions
- 2008 Future No-Build Conditions
- 2008 Future Build conditions

The site is proposed to be built-out by 2008.

This proposed development is expected to generate approximately 2,314 daily weekday trips; with 180 trips during the AM peak and 216 trips during the PM peak.

The following is a level of service table for the projected impact of this development:

Level of Service						
	AM Peak			PM Peak		
Intersections	2006 Existing	2008 Future No-Build	2008 Future Build	2006 Existing	2008 Future No-Build	2008 Future Build
Wendover Avenue @ Stanley Road	F (85.4)	F (103.6)	F (114.3)	F (289.5)	F (334.7)	F (358.3)
Stanley Road @ Koger Boulevard	A (7.3)	A (7.4)	A (8.7)	B (14.9)	B (15.0)	B (15.1)
Koger Boulevard @ Marthie Court	B (11.8) NBL	B (11.4) NBL	B (12.9) NBL	B (10.7) NBL	B (10.7) NBL	B (12.4) NBL
Koger Boulevard @ Proposed Site Access			A (7.8) NBL			A (7.6) NBL
Stanley Road @ Hilltop Road	B (15.2)	B (15.8)	A (10.0)	C (22.7)	C (22.7)	B (13.1)
Stanley Road @ Cardinal Health Court	C (15.5) WBL	C (16.3) WBL	C (18.0) WBL	B (13.7) WBL	B (14.0) WBL	C (16.0) WBL

Based on the traffic analysis results, the following recommendations are made:

Wendover Avenue at Stanley Road (existing signalized)

- There is no room to make any geometric improvements at this location. Signal optimization could help the over-all intersection LOS, however since this signal is in a system, this would negatively effect the progression along Wendover Avenue. Therefore there are no recommended improvements.

Stanley Road at Koger Boulevard/Landmark Road (existing signalized)

- No recommended improvements.

Koger Boulevard at Marthie Court (existing unsignalized)

- No recommended improvements.

Koger Boulevard at Proposed Site Access (proposed entrance)

- No recommended improvements.

Stanley Road at Hilltop Road (existing signalized)

- No additional improvements necessary.

Stanley Road at Cardinal Health Court (existing unsignalized)

- No recommended improvements.

Analysis indicates that all the intersections will function at a LOS C during the build-out year (2008) with the exception of Wendover Avenue @ Stanley Road. Currently, this intersection functions at a LOS F and is expected to remain the same whether this project is build or not. This intersection is in a highly developed area, therefore there are no geometric improvements that can be made. The analysis also indicated that this project will add very little delay to this intersection. Overall, this project should have a minimal impact on the studied intersections.